



Planning

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Manchester M60 2LA

Mr Andrew Archer
55 Newton Street
Manchester
M11ET

Date: 29 June 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 134014/NMC/2022

Description: Non material amendment to planning permission 131084/FO/2021 to make internal reconfigurations and alterations to terrace dimensions and associated external alteration to roof including removal of additional velux window and insertion of wider glazed area onto terrace.

Location: 55 Newton Street, Manchester, M1 1ET

I refer to your application for a non-material amendment to planning permission reference 131084/FO/2021.

The proposed amendments relate to changes resulting from detailed design development (following part opening and exposing the existing structure) as the existing roof structure has a ring beam/purlin arrangement that supports the rafters which is integral to the structural integrity of the roof design and the inset balcony design has been rearranged to accommodate this. As such there is nominal reconfiguration of the terrace and the internal second floor plan layout (position of bathroom and wardrobe) with terrace dimensions amended to 1.9m x 2.2m (4.18m²) from 1.3m x 3.5m (4.55m²). The 2 approved windows are to be increased to 3 across the wider opening to the balcony. The amendments result in associated external alterations to roof comprise removal of additional velux window and insertion of wider glazed area onto terrace.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 131084/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

131084/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site plan 290 EX.01; and

(b) Dwgs 290 PL03 Rev A MAY 22, PL04, PL07 and PL08 all stamped as received on 15-07-21 and PL02 02, PL05 Rev A MAY 22, PL06 Rev A MAY 22 all stamped as received on 26-08-21;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan polices DC18.1 and DC26.1.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing